

Legislative Update:

LD 1724 “*An Act to Conform Licensing Requirements for Real Estate Appraisers with Federal Law*” was enacted by the 2nd Regular Session of the 126th Maine Legislature. The bill became PL 547 on April 16, 2014.

The effective date of the changes to Real Property Appraiser Qualifications is **January 1, 2015.**

Notice of the changes proposed by the Appraiser Qualifications Board (“AQB”) to appraiser license qualifications has been posted on the Board’s website for several months (access notice [here](#)). The enactment of PL 547 assures that the license requirements for Maine real estate appraisers comply with national appraiser standards (*Real Property Appraiser Qualification Criteria adopted by the AQB in December 2011*).

What will change effective 1-1-15?

1. Education Qualification:

- A. Licensed Residential Real Property Appraiser – Associate’s Degree or 30 semester hours of college-level education from an accredited college, community college or university;**
- B. Certified Residential Real Property Appraiser – Bachelor’s degree higher from an accredited college or university;**
- C. Certified General Real Property Appraiser – Bachelor’s degree or higher from an accredited college or university.**
- D. Trainee Appraisers and Supervisors – must complete a “Trainee/Supervisor” course meeting AQB Guidelines.**

Note: The “Trainee/Supervisor” course is required for any new trainee or certified level appraiser who agrees to supervise a new trainee on or after January 1, 2015.

- 2. Supervisor must be licensed at a certified appraiser level for a minimum of three (3) years prior to being eligible to become a Supervisory Appraiser.**
- 3. Education and experience must be completed prior to taking the National Uniform and Certification Examination.**

Reminder: Successful completion of the exam required for that level of license (licensed appraiser, certified residential or certified general) remains valid for a period of 24 months.

4. A renewal applicant may not repeat for credit the same continuing education offering within a license renewal cycle.

Note: The prohibition on repeating a course for continuing education credit applies to the December 31, 2015 renewal date.

FAQ's

Q. I hold a trainee license and have completed the 150 hours of education, passed the licensed appraiser examination and will complete the 2,000 hours of experience sometime in late January 2015. Since I completed the required education before January 1, 2015 am I required to have an Associate's degree or 30 semester hours of college education to qualify for the license?

A. Yes.

Q. Is the 30 semester hours required for a licensed residential real property appraiser license, 30 semester hours in any topics or specified topics?

A. The 30 semester hours are in any topic.

Q. I passed the certified residential exam in March 2014 but will not complete the required hours of experience before 1-1-15. I do not have a bachelor's degree – will I be grandfathered because I passed the exam before 1-1-15?

A. No. The exam results remain valid for 24 months but you will need to meet all of the requirements for the certified residential license on or after 1-1-15.

Q. I am a Certified Residential Real Property Appraiser. I qualified for this license with by completing 21 semester hours of specified credit hours. Will I be required to have a Bachelor's degree or higher to upgrade to the Certified General license level on or after 1/1/15?

A. Yes. An applicant for a Certified General Real Property Appraiser license must have a Bachelor's degree or higher from an accredited institution.

Q. I am a supervisor with two trainees. I have been licensed as a Certified Residential Real Property Appraiser for a year. Can I continue to supervise the two trainees after 1-1-15.

A. Yes. However, you may not eligible to supervise a new trainee after 1-1-15 until you have been licensed at a certified appraiser level for a minimum of 3 years.

Q. I am a supervisor with two trainees. Will I need to complete the “Supervisor/Trainee Course” to continue to supervise the two trainees after 1-1-15.

A. No. You will be required to complete the Supervisor/Trainee Course to be eligible to supervise a new trainee after 1/1/15.

Q. I am a trainee. Will I need to take the “Supervisor/Trainee Course” after 1/1/15.

A. No. Only trainees licensed on or after 1/1/15 are required to take the Course.